

1461 Holston Drive, Bristol, TN 37620

\$449,000 · MLS #9994321 · 4 bed / 2 bath · www.brphomes.com/mls/9994321



4

BEDS

2

BATHS

2,288

SQ FT

1953

YEAR BUILT

0.59

ACRES

Property Facts

Property Type: Residential

Sub Type: Single Family Residence

Status: Active

Year Built: 1953

Lot Acreage: 0.59

Fireplaces: 1

Above Grade Sq Ft: 1,650

Lot Dimensions: 100 X 293.27 IRR

City Taxes: \$1,648.51

County Taxes: \$1,441.13

Basement Sq Ft: 1,182

Garage Sq Ft: 600

Garage Spaces: 2

Elementary School: Anderson

Middle School: Tennessee Middle

High School: Tennessee

Description

Charming 1.5-story cottage in the heart of Bristol, TN, just minutes from the vibrant downtown Bristol TN/VA district, shopping, dining, and entertainment!

This 4-bedroom, 2-bath home blends timeless character with modern updates. Original hardwood floors add warmth throughout the main living areas, while the spacious kitchen features granite countertops and a separate dining room perfect for gathering. The inviting living room offers a cozy gas log fireplace.

The finished lower level includes a private entrance, bedroom, and full bathroom, creating ideal separate living quarters for an in-law suite, multi-generational living, private guest space, home office, or potential income-producing rental.

Outside, enjoy a beautifully maintained 0.59-acre lot with fresh landscaping, a fenced dog lot, fire pit with swings, a paved driveway with ample parking, and an impressive 20x30 detached garage.

Offering character, flexibility, and a prime location, this move-in-ready home is a rare opportunity in Bristol. Schedule your private showing today!

Features & Amenities

INTERIOR

Carpet Flooring • Central Air • Central Heating • Dishwasher • Drywall Walls • Electric Dryer Hookup • Electric Heating • Electric Range • Full Basement • Gas Log Fireplace • Granite Counters • Hardwood Flooring • Heat Pump • Insulated Windows • Laundry • Living Room Fireplace • Microwave • One and One Half-Level • Recreation Room • Refrigerator • Remodeled • Tile Flooring • Walk-Out Access Basement • Washer Hookup • Workshop

EXTERIOR

Asphalt Roof • Back Yard Fencing • Block Foundation • Brick Exterior • Concrete Driveway • Cottage • Detached • Front Porch • Garage Door Opener • Gravel • Kennel/Dog Run • Landscaping • Level Lot • Parking Pad • Porch • Rear Patio • Shed(s) • Side Porch • Traditional • Vinyl Siding Exterior

OTHER

Above Average Condition • Electricity Connected • Fiber Connected • Public Sewer • Public Water • Sewer Connected • Water Connected

Listing courtesy of The Addington Agency Bristol



SCAN TO VIEW ONLINE
www.brphomes.com/mls/9994321